

WEST COURT PLAZA

2 W Court St | Woodland, CA



FOR LEASE

2,000 SF

NANorthgate

CHRIS SANTANA
925.203.1106
csteam@ngcip.com
Lic #01868378



HIGHLIGHTS

- Strong visibility parcel with proximity to downtown civic buildings, eateries, banks, and professional services.
- Inviting downtown area—ideal for boutique shops, cafés, and experiential retail.
- Downtown Woodland regularly hosts street fairs, farmer's markets, art walks, and other public events that drive periodic surges in foot traffic.
- The surrounding population reflects a middle-income, family-oriented demographic with disposable income.
- Ample storefront visibility and flexible signage options.
- Downtown Woodland remains a space where unique, local brands can thrive without oversaturation.

PROPERTY OVERVIEW

ADDRESS	2 W Court St, Woodland, CA 95695	
PROPERTY TYPE	Multi-Tenant Retail	
LEASE PRICE	Contact Broker	
ZONING	Commercial & Retail (C-2)	
AVAILABLE SPACES	Suite A	2,000 sq ft
APN	064-120-018-000	
TRAFFIC	W Court St	± 6,148 ADT
	West St	± 5,869 ADT

MARKET OVERVIEW

WEST COURT PLAZA

Western Union
cricket wireless
O'Reilly AUTO PARTS
Little Caesars

The Best of Thrift Store
La Superior Mercados
Apna Bazaar - Indian Grocery Store
Taqueria Guadalajara
La Michoacana Plus - Ice Cream Shop
Dulce Vida by Queztl - Dessert Shop
Philthy Clean Tattoo & Piercings
Elite Nails
Beauty Concepts - Beauty Salon

DOLLAR TREE

Walgreens 76
PAPA MURPHY'S TAKE 'N' BAKE PIZZA Mobil
WING STOP DUTCH BROS

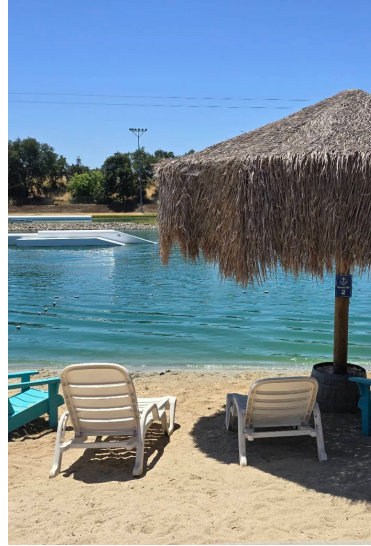
SITE

Delish Pizza
IN-SHAPE FITNESS
Walmart boost mobile

W Court St. ± 6.1k ADT

California St ± 3k ADT

AutoZone
Baskin-Robbins Carl's Jr. Donut Star
Taco Express
Woodland Mattress and Furniture



Strategic Northern California Location

Located just 20 miles northwest of Sacramento, Woodland offers proximity to major urban centers while maintaining a distinct small-town charm ideal for business and community life.

Ag and Industry Hub

With deep roots in agriculture and a growing industrial base, Woodland supports a diverse local economy, bolstered by logistics, food processing, and advanced manufacturing sectors.

Educated Workforce

Woodland benefits from access to nearby institutions like UC Davis and Woodland Community College, providing businesses with a steady pipeline of skilled and educated talent.

Charming Environment

Known for its historic downtown and tree-lined streets, Woodland blends a welcoming atmosphere with access to nearby nature, parks, and recreational amenities.

Excellent Connectivity

Positioned near I-5, Highway 113, and Sacramento International Airport, Woodland offers streamlined transportation for goods, services, and commuters alike.

Community-Oriented Living

Woodland takes pride in its strong community ties, cultural festivals, and quality of life, making it an attractive location for businesses and residents seeking a close-knit environment.

NA Northgate

Investment Sales | Leasing | Asset Management | Property Management



CHRIS SANTANA

President | CFO

P: 925.203.1106

csteam@ngcip.com

Lic #01868378

DRE: #01910787

@ 2024 Northgate Commercial Real Estate. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.